

**MINUTES OF YALDING PARISH COUNCIL MEETING HELD ON
TUESDAY 05 NOVEMBER 2024 AT 7.00 PM IN YALDING VILLAGE HALL**

PRESENT

Geraldine Brown (Chairman)
Ken Gough (KG)
Andy Sanders (AS)
Kelly Woods (KW)

Tim Chapman (TC)
Pip Jamieson(PJ)
Dee Ann Stead (DS)

Councillor Stead left the meeting at 19.25 and rejoined the at 21.30, having attended a Yuletide Working Party meeting.

DECLARATION OF INTENTION TO RECORD PROCEEDINGS

There were none declared.

PUBLIC SESSION

There was one member of the public present who spoke about improvements to traffic flow on Town Bridge, agenda item 14.3. Councillors agreed to discuss this at a future meeting.

There were six members of the public present who did not wish to speak.

1. APOLOGIES FOR ABSENCE

Councillors Westgate and Bates sent their apologies due to illness; these were accepted.

2. DECLARATION OF INTEREST OF COUNCILLORS IN ANY ITEM

2.1. DECLARATION OF CHANGES TO THE REGISTER OF INTERESTS

None were declared.

2.2. DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

The Chairman, KG and TC declared an interest in agenda item 12.1 as They had bills for payment.

AS declared and interest in agenda item 13.3.1.

2.3. REQUESTS FOR DISPENSATION

None were requested.

2.4. DECLARATION OF ANY GIFTS RECEIVED

None were declared.

3. DECISION TO TAKE AGENDA ITEMS UNDER CLOSED SESSION

Due to principal authority requirements and receipt of sensitive information, it was resolved to take item 22 in Closed Session.

4. TO APPROVE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 01 OCTOBER 2024

It was proposed KW seconded DS and unanimously resolved that the minutes be signed as a correct record.

5. MATTERS ARISING FROM THE PREVIOUS MEETINGS

5.1. £10,000 FLOOD PRIZE STILL TO SPEND

The Chairman has met with Grant Booker from Kent Fire & Rescue Service (KFRS) to look at locations for flood gates and awaits his feedback. KFRS have asked for additional information. Grant Brooker has retired from general duties but is still heading-up flood actions. KG has contacted Laddingford Engineering and is going to supply some measurements following which site meetings will be held and quotes prepared.

5.2. FRUIT TREES FOR THE FEN

A site meeting has been held and Maidstone Borough Council (MBC) think they will be able to provide a grant to Medway Valley Countryside Partnership (MVCP) for the work, however permission is required from the land holder. As the management at MVCP is changing in October The Chairman and The Clerk feel that the back end of the year would be a good time have a meeting with all interested parties and look at the whole plan for The Fen.

5.3. TREE SAFETY INSPECTION REPORT

KG has completed most of the smaller work and will ask J L Buttigieg Tree Services to carry out the larger work. Work is in progress.

5.4. POSSIBILITY OF DOUBLE YELLOW LINES OUTSIDE LYNGS FARM HOUSE

It has been suggested it be added to The Highways Improvement Plan (HIP) before The Clerk reports it on the portal, The Chairman will ask the new Highways Engineer for support.

5.5. REPAIR/REPLACE LITTER BIN ON THE LEES VILLAGE END

KG has repaired this litter bin however one of the two at the other end of The Lees is now unlockable. The Clerk has reported however MBC (John Edwards) say that it is not their bin. KG has fixed it; however, The Chairman is going to report that it was MBC operatives that damaged it.

5.6. REQUEST FOR A LARGE LITTER BIN IN THE AREA OF HAMPSTEAD LOCK

It was suggested that an extra bin is required on the wide footway close to the entrance to the lock. Councillors agreed that it was a sensible location, The Clerk has asked her contact at MBC how to request a bin at this location, who has responded that only John Edwards can approve, The Chair will ask John Edwards if he will support a bin in this location.

5.7. THE CRICKET CLUB - TO DISCUSS THE IMPLICATIONS OF PLI AND RISK ASSESSMENTS NOT BEING PROVIDED.

The Cricket Club are always late in supplying the documentation required for the use of The Kintons. It has now been provided for 2024, at the end of the season. The Chairman has written to them reporting that they are advised that for the 2025 season, they will not be permitted to play or practice cricket or use the kiosk until we have the 2025 Risk Assessment and Public Liability Insurance. The Cricket Club have responded that all documentation will be provided before the start of the next season.

6. POLICE MATTERS

It seems that meetings have been held in both Laddingford with police, MBC, Community Warden and Golding Homes but The Parish was not included. It was organised by the Community Warden and The Clerk will ask her to ensure Yalding Parish Council (YPC) get invited next time.

The Chair will continue to try and organise a Community meeting with the police.

7. COUNTY COUNCILLOR'S REPORT

Councillor Webb did not send his apologies and did not send a report.

8. BOROUGH COUNCILLOR'S REPORT

Councillor Summersgill sent his apologies due to having a meeting clash he sent a report which was circulated.

Councillor's Couch and Russell attended the meeting. Councillor Russell sent a report which was circulated.

9. BIODIVERSITY AND CLIMATE CHANGE

A reminder that this should be considered in all of the items that follow on the agenda.

10. PLANNING

10.1. TO DECLARE ANY LOBBYING OR FORMAL REPRESENTATION

None was declared.

10.2. PLANNING APPLICATIONS

Planning responses are recorded at the end of the minutes.

10.3. YALDING ENTERPRISE PARK (YEP)

The Development Delivery Group (DDG) Meeting was postponed to 31 October 2024.

The windows and doors are now being installed in Phase 1 and there has been high interest in these units. Click and Climb hope to open next spring/summer. Phase 2 has been redesigned into beehive units and larger units that can be divided up. This was due to the response to Phase 1. The DDG has agreed colour schemes and materials. A change of use application for the office block is about to be submitted for the relocation of a local special needs school.

10.4. ANY OTHER PLANNING MATTER

There were no other planning matters.

11. POLICIES AND PROCEDURES

- Motion to adopt the updated Tree Policy

The Tree policy has been updated and circulated and reviewed by all Councillors. PJ proposed, KW seconded and it was resolved unanimously that it be adopted.

12. FINANCE

12.1. MOTION TO PAY BILLS

It was proposed PJ, seconded DS and resolved by all to pay bills totalling £11,060.70 exclusive of VAT as per attached list. The Chairman, KG and TC declared an interest in agenda item 12.1 as They had bills for payment.

12.2. CONFIRM RECEIPTS

A list of receipts, as attached, totalling £7,936.11 was circulated.

12.3. MONTHLY SPEND AGAINST BUDGET REVIEW

There was no spend that was not in the budget or had been previously approved.

12.4. BANK BALANCES AS AT THE END OF SEPTEMBER 2024

The bank balance for the end of September 2024 was confirmed

- Nat west - £34,792.81
- Unity Trust - £80,768.12

12.5. BANK RECONCILIATIONS FOR SEPTEMBER 2024 HAVE BEEN SIGNED AS CORRECT

It was confirmed that the bank reconciliations for September 2024 have been signed as correct.

12.6. TO ACCEPT A CIL PAYMENT OF £440.73 FROM 21/501947/FULL, WILLOW TREE FARM, CLAYGATE ROAD

CIL payment of £440.73 from 21/501947/FULL, Willow Tree Farm, Claygate Road was accepted.

12.7. MOTION TO ALLOCATE THE CIL PAYMENT AT 12.6 TOWARDS THE COST OF A NEW TRAILER.

The motion was proposed by The Chairman, seconded AS and resolved unanimously.

13. OPEN SPACES

13.1. REPORTS FOLLOWING VISUAL UPDATE INSPECTIONS OF COUNCIL OWNED LAND

13.1.1. THE LEES

Inspection complete, no new issues.

13.1.2. THE LEES PICNIC AREA

Inspection complete, no new issues. It is now closed.

13.1.3. YALDING VILLAGE GREEN AND VERGES

No new issues.

Water continues to run off of the green and freezing on the footway. A quote for the repair of £3230 has been accepted. KG has written a specification for the contractor.

13.1.4. JUBILEE FIELD

Inspection complete, no new issues.

13.1.5. LADDINGFORD VERGES

Inspection complete, no new issues.

13.1.6. THE KINTONS

Inspection complete, no new issues.

13.1.7. FOWLE HALL GREEN

Inspection complete, no new issues.

13.1.8. THE TATT

Inspection complete, no new issues.

MVCP management plan needs to be updated.

13.2. PLAY AREA INSPECTIONS

13.2.1. JUBILEE FIELD

Inspection complete, no new issues.

13.2.2. THE KINTONS

Inspection complete, no new issues.

13.2.3. DIFIBRILLATORS

Inspection complete, no new issues.

13.2.4. UPDATE ON FIRST QUARTERLY PLAYAREA INSPECTION

The Assistant Clerk gave a report on the first SafePlay quarterly inspection. They were very thorough but there were just a few things that are not already being monitored from the annual RoSPA report.

- Jubilee Field - there is a gap in the perimeter fence to the play area; KG is looking to see if we have fencing and the gate needs to be adjusted so it shuts within 4-8 seconds; KG will adjust.
- They suggested better signage at both play areas to include amongst other things the address of the location. The Assistant Clerk will arrange this.

13.3. OTHER ISSUES

13.3.1. THE FEN GRAZING

AS proposed that he graze the land at a charge of £250 per head per annum, therefore six cattle would cost £1,500. AS will have full responsibility for insurance etc. and would have his phone number displayed at The Fen in case there are any problems. This is much cheaper than Kent Wildlife Trust proposal.

The Chairman proposed this be accepted and added to the 2025/26 budget, KW seconded and it was resolved unanimously.

AS had declared an interest and did not vote.

The Clerk will work with MVCP to organise a grazing agreement.

13.3.2. THE KINTONS

13.3.2.1. PROBLEM WITH GRASS CUTTING

The contractor cut the field when it was too wet. KG and Clerks' met KCC who will organise any reinstatement.

13.3.2.2. DANGEROUS GOAL POST HOLES

The football club are not replacing the caps over the holes when the goal posts are removed. The Chairman has spoken to them on several occasions and suggests we now send them a formal letter.

13.3.2.3. AMENDMENTS TO CRICKET CLUB IRRIGATION

Permission to access the river over private land has now been withdrawn. KG/AS met to discuss an alternative that has been discussed with the cricket club. They will dig several test holes behind the pavilion to see if there is heavy clay present and if not, at what level they might hit water.

13.4. REQUEST TO USE PARISH LAND

There have been no requests to use parish land this month.

14. HIGHWAYS

14.1. KENT COUNTY COUNCIL (KCC)

- **REVIEW THE HIGHWAYS LIST** - The list has been updated and circulated. Councillors to advise any additions.
- **WATER ON VICARAGE ROAD** - A letter has been written to the Leader of the Council to express YPC's concerns and to demand that the matter be addressed. An acknowledgement has been received but no reply as yet.

14.2. OTHER HIGHWAY ISSUES

COUNTRYSIDE PROPERTIES (NOW THE VISTRY GROUP) - PARKING AND TRAFFIC CALMING, VICARAGE ROAD

The Vistry Group Operations Director has replied and has promised he will report on outstanding issues.

The KCC Development Manager has not yet reported back on the current position with the traffic calming. The clerk has chased again.

14.3. TOWN BRIDGE

Investigations are continuing on the possibility of a toll.

The Chairman believes an accurate, up-to-date traffic count across the bridge is necessary rather than using other people's data. HS has done some sterling work on this project and he has a quote from a company in Orpington for laying cables for one week of £275 + VAT. HS is happy to liaise with the company.

The Chairman proposed that £1,000 be approved in case something else is required, KW seconded and it was unanimously agreed.

Edward Raikes presented as part of the public session an idea to improve traffic flows. Councillors agreed to review and discuss at the December meeting.

15. FLOODING

15.1. GENERAL UPDATE

YPC and Collier Street Parish Council have asked for replacement road closed signs as many have been damaged especially as Hampstead Lane and Maidstone Road have been regularly closed. This has caused an argument between KCC departments as to whose budget this is coming from. This has not been resolved and a letter will be sent to-Simon Jones KCC Corporate Director for Growth, Environment and Transport.

A complete review of flood actions in Yalding and Laddingford to include flood wardens, flood gates and road closures has commenced.

15.1.1. MEDWAY CONFLUENCE OPERATIONAL FRAMEWORK UPDATE

YPC recently had the annual meeting, the Environment Agency (EA) are organising for the delivery of sandbags. Using the plastic boxes instead of bags; was discussed, the EA will not supply boxes, it was also discussed whether the village hall car park was the best place to store them.

15.1.2. PURCHASE OF BOXES FOR SAND BAGS

The Chairman proposed that The EA to supply the sandbags in boxes and YPC pay them for the boxes. Councillors support The Chairman pursuing this.

15.1.3. SITING OF SAND BAGS

The sand bags should be nearer to and made accessible only to those without PFR several ideas were discussed. The Chairman will review all the locations and make a recommendation.

15.2. SUBSTATION UPDATE

The matter is still ongoing.

YPC will write to Golding Homes and MBC. The Chairman will also chase UKPower.

16. NEIGHBOURHOOD PLAN (NhP)

DH has asked for background information. AS has agreed to speak with him as has Patricia Robbins, former lead of steering group. The Clerk has written to DH agreeing to a meeting, he has suggested week commencing 25 November. It was agreed to arrange for the 27th.

17. EVENTS

17.1. REMEMBRANCE SUNDAY PARADE – 10 NOVEMBER 2024

The road closure has been approved; The Clerk will put out the advanced signs on 3 November. Poppy wreaths are here. Steve Kiely has confirmed he will speak and Craig Geary has confirmed he will carry the RBL flag and Gina Booth has confirmed she will play. The Chairman has organised a Zoom preparation meeting for all concerned parties.

17.2. YULETIDE MARKET – 07 DECEMBER 2024

The road closure has been approved.

17.3. VE DAY 80TH ANNIVERSARY CELEBRATIONS

17.3.1. STREET PARTY SUNDAY 4 MAY 2025

Yalding will hold their 80th Anniversary VE Day Street Party on Sunday 4 May 2025.

The King's Pageantmaster would like a theatre show and fish and chips to be involved. KW agreed to take the lead on the theatre show and perhaps some street artists. The Clerk will book the fish and chip van.

The Clerk and The Chairman will work up further plans.

17.3.2. NATIONAL CELEBRATIONS THURSDAY 8 MAY 2025

The national celebrations that have also been suggested on the 8 May 2025 are:

- 9.00am fly VE Day Flag – this can be purchased.
- VE Day 80 Proclamation (no time given)
- Pipes (no time given)
- 6.30pm – bell ringing
- 9.30pm - light Beacons, play and sing 'I Vow To Thee My Country'. Lamp Light of Peace (these can be purchased), read The Tribute

The Clerk and The Chairman will work up plans.

18. CONSULTATIONS

Two consultations has been received this month.

- NALC Grave Re-Use Survey – 15 November 2024. This was noted.
- Maidstone Borough Gypsy, Traveller and Traveling Showpeople Development Plan Document – Preferred Approaches (Regulation 18b) Consultation – 12 December 2024. The Chairman will review.

19. CORRESPONDENCE

19.1. KENT ASSOCIATION OF LOCAL COUNCILS (KALC) AND NATIONAL ASSOCIATION OF LOCAL COUNCIL (NALC) CORRESPONDENCE RECEIVED AND CIRCULATED

- NALC Chief Executive's bulletin – 03,31 October 2024
- KALC bulletin – 09,25 October 2024
- KALC News – October and November 2024

19.2. OTHER GENERAL CORRESPONDENCE RECEIVED AND CIRCULATED

- Civility in public life: Councillor safety and managing abuse

19.3. OTHER CORRESPONDENCE RECEIVED BEFORE THE MEETING

No further correspondence has been received.

20. OTHER PARISH BUSINESS

20.1. TO AGREE ANY WELCOME LETTERS THAT NEED TO BE SENT

There was none.

21. PARISH MATTERS

There were no parish Matters.

COMMENTS ON PLANNING APPLICATIONS

24/504203/PNQCLA	<p>The Byre, Cheveney Farm, Vicarage Road</p> <p>Prior notification for the change of use of a building and any land within its curtilage from agricultural to 1no. dwellinghouse and associated operation development.</p> <p>Councillors ask that the planning officer confirm the flooding status of the site and insist on a planning application if necessary.</p>
24/504267/TCA	<p>The Little Barn, Oast Court</p> <p>Conservation area notification to reduce one Magnolia to the cut lines indicated on submitted photos.</p> <p>NO COMMENT</p>
24/504063/FULL	<p>Riverloft, Benover Road</p> <p>Insertion of 2no. lockable sectional roller doors and 1no.side personnel door to the existing car ports (part retrospective).</p> <p>STRONGLY OBJECT</p> <p>The garage and store were designed to be open to allow for a free flow of water at times of severe flooding. Application MA/13/0575 was an amendment to the original planning permission and contained the Flood Risk Assessment (FRA) prepared by Hyder Consulting. Section 6.2 of the FRA , which is a condition of that planning permission, states: Due to the height of the possible water level in the case of severe flood, it is recommended that the garage be allowed and designed to flood. Only one of these garages has</p>

permission for parking of vehicles. The Environment Agency must be consulted. Should the planning officer be of a mind to approve Councillors ask that it be called into MBC planning committee.

24/504429/PNQCLA

Land To East Of Benover Road.

Prior notification for the change of use of a building and any land within its curtilage from agricultural to Change of Use of an Agricultural Building to one residential dwelling and associated operation development.

SRRONGLY OBJECT

This site is in a Flood Zone 3 and is subject to severe flooding. An application for a dwelling house in a Flood Zone 3 cannot be considered under a prior notification; a full planning application must be submitted and at submission The Environment Agency consulted. This site has been severely flooded in recent times; it has no means of access or egress to or from the site to a safe Flood Zone 1 at times of flood that can last for several days. Anyone on site at the time of a flood not only puts their own life at risk but also the life of rescue services. The barn in question is very run down and has mainly been used for storage and Councillors would question if the work required would go beyond what could be considered a building conversion in the context of a prior notification or provide a home that would withstand a severe flood event. It should be noted that work has already been undertaken on the barn and there is a temporary mobile home on the site which appears to be occupied. Caravans are classified as sub-standard accommodation in relation to severe flooding as they can easily turn over with the force of the flood water. This caravan should not be occupied as a dwelling.

24/503748/LBC

Mereworth House, Laddingford

Listed Building Consent for removal of boundary fence to the front of property and erection of replacement (Retrospective)

NO COMMENT

MBC PLANNING DECISIONS SINCE LAST MEETING

24/500602/FULL

Great Fowle Hall Oast House, Darman Lane

Replacement of existing stable building to create three-bedroom holiday let, together with associated car parking and amenity space.

REFUSED

24/503262/FULL

2 Chapel Cottage, Laddingford

Demolition of existing single-storey rear extension. Erection of a replacement single storey rear extension with 3No. roof windows and tiled roof. Existing cladding at first floor to be replaced with cementitious cladding and ground floor to be rendered.

GRANTED

24/503232/FULL

1 Hillside Cottage, Kenward Road

Erection of a two-bay garage.

GRANTED

24/503504/FULL

3 Hawthornden Grove, Yalding

Erection of a Garden room/Gazebo to rear garden and erection of a storage shed to the side elevation of the existing house.

GRANTED

24/503415/LAWPRO

28 Medway Avenue

Lawful Development Certificate for proposed installation of external wall insulation with a brick slip at ground level and textured render at first floor level with horizontal banding finish to match the existing appearance.

REFUSED

24/503619/FULL

Chapel House Laddingford

Erection of a single-storey rear extension.

REFUSED

24/503126/LAWPRO

Little Venice Country Park And Marina, Hampstead Lane

Lawful Development Certificate (Proposed) for the stationing of 15(no) caravans for holiday use.

GRANTED

24/503798/TCA

The Hop Barn, High Street

Conservation area tree work

NO OBJECTION RAISED

24/503422/LAWPRO

47 Medway Avenue

Lawful Development Certificate for proposed installation of external wall insulation with a brick slip at ground level and textured render at first floor level with horizontal banding finish to match the existing appearance.

REFUSED

24/503401/LAWPRO

12 Vicarage Road Yalding

Lawful development for installation of external wall insulation, with a brick slip at ground level and textured render at first floor level with horizontal banding finish to match the existing appearance

REFUSED

23/500561/FULL

Coach House, Kenward Road

Erection of a two-storey side, a part single storey part two storey rear extension including a new patio and steps, insertion of dormer windows, roof lights and solar panels.

GRANTED

There being no further business the meeting closed at 23.33.

Signed.....

Date.....